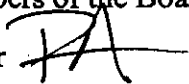


BOARD OF COUNTY COMMISSIONERS

MEMORANDUM

DATE: January 28, 2004
TO: The Honorable Chairman and Members of the Board
FROM: Parwez Alam, County Administrator 
SUBJECT: Additional Proposed Downtown CRA Information

During the Board's workshop regarding the City's proposed downtown CRA, City Commissioner Mark Mustian provided a proposal. Attached is a fiscal analysis of Mr. Mustian's proposal. In summary:

- Over the 30 year life of the proposed CRA (original plan indicated a 20 year life), the County would pay over \$117 million
- By 2006, the County would be paying over \$1.1 million annually
- By 2006, the Downtown TIF payment would equal over 21% of the County's annual tax revenue growth

Please let me know if you require any additional information at this time.

PA/ar

cc: Vince Long, Assistant County Administrator
Alan Rosenzweig, Director, Office of Management and Budget

Encl: Schedule of Proposed Downtown CRA Fiscal Impact
City Commissioner Mustian Proposal

Proposed Downtown CRA

	Downtown Taxable Value	Downtown Tax Increment	Annual Payment	Countywide Tax Growth	Annual TIF Payment % of Ctywide
	Annual Growth* 4.50%		Millage: 9.17		
Base Yr	\$238,244,226				
2004	\$248,965,216	\$10,720,990	\$ 93,396	\$ 4,853,031	2%
2005	\$260,168,651	\$21,924,425	\$ 190,995	\$ 5,144,213	4%
2006	\$371,876,240	\$133,632,014	\$ 1,164,135	\$ 5,452,866	21%
2007	\$388,610,671	\$150,366,445	\$ 1,309,917	\$ 5,780,038	23%
2008	\$406,098,151	\$167,853,925	\$ 1,462,259	\$ 6,126,840	24%
2009	\$424,372,568	\$186,128,342	\$ 1,621,457	\$ 6,494,451	25%
2010	\$443,469,334	\$205,225,108	\$ 1,787,819	\$ 6,884,118	26%
2011	\$463,425,454	\$225,181,228	\$ 1,961,666	\$ 7,297,165	27%
2012	\$484,279,599	\$246,035,373	\$ 2,143,337	\$ 7,734,995	28%
2013	\$506,072,181	\$267,827,955	\$ 2,333,183	\$ 8,199,094	28%
2014	\$528,845,429	\$290,601,203	\$ 2,531,572	\$ 8,691,040	29%
2015	\$552,643,473	\$314,399,247	\$ 2,738,889	\$ 9,212,502	30%
2016	\$577,512,430	\$339,268,204	\$ 2,955,535	\$ 9,765,252	30%
2017	\$603,500,489	\$365,256,263	\$ 3,181,930	\$ 10,351,168	31%
2018	\$630,658,011	\$392,413,785	\$ 3,418,513	\$ 10,972,238	31%
2019	\$659,037,622	\$420,793,396	\$ 3,665,742	\$ 11,630,572	32%
2020	\$688,694,315	\$450,450,089	\$ 3,924,096	\$ 12,328,406	32%
2021	\$719,685,559	\$481,441,333	\$ 4,194,076	\$ 13,068,111	32%
2022	\$752,071,409	\$513,827,183	\$ 4,476,206	\$ 13,852,197	32%
2023	\$785,914,622	\$547,670,396	\$ 4,771,031	\$ 14,683,329	32%
2024	\$821,280,780	\$583,036,554	\$ 5,079,123	\$ 15,564,329	33%
2025	\$858,238,415	\$619,994,189	\$ 5,401,079	\$ 16,498,189	33%
2026	\$896,859,144	\$658,614,918	\$ 5,737,524	\$ 17,488,080	33%
2027	\$937,217,806	\$698,973,580	\$ 6,089,108	\$ 18,537,365	33%
2028	\$979,392,607	\$741,148,381	\$ 6,456,514	\$ 19,649,607	33%
2029	\$1,023,465,274	\$785,221,048	\$ 6,840,453	\$ 20,828,583	33%
2030	\$1,069,521,211	\$831,276,985	\$ 7,241,669	\$ 22,078,298	33%
2031	\$1,117,649,666	\$879,405,440	\$ 7,660,940	\$ 23,402,996	33%
2032	\$1,167,943,901	\$929,699,675	\$ 8,099,079	\$ 24,807,176	33%
2033	\$1,220,501,376	\$982,257,150	\$ 8,556,933	\$ 26,295,606	33%
Cumulative Payment:			\$ 117,088,177		

Notes:

- * Proposed Downtown CRA growth includes projected \$100,000,000 for 3 condo projects coming on line in FY2006.
- * Overall downtown growth assumes 4.5% annually, except as noted for the 3 condo developments
- * Countywide growth assumes 6.0% annually
- * Table only reflects Downtown CRA; existing Frenchtown TIF not shown.

DRAFT DOWNTOWN CRA PROPOSAL

[January 27, 2004]

- Within ten days of the approval of this proposal, the Mayor and the County Chair will appoint an eight-member citizen advisory committee. The committee will work jointly with the City and County in the development of the CRA plan

The County will work with the City to finalize the CRA plan by May 30, 2004 – if the County fails to approve the plan by such date, the City would proceed to implement the downtown CRA district on its own and the County would not be prohibited from pursuing legal action if it so chooses

The County will not push anti-CRA legislation during the 2004 legislative session

- (If the plan is jointly approved), the new downtown CRA district to be implemented with:
 - existing boundaries
 - limitation, effective 2008, to the effect that if the annual increase in the taxable value within the CRA area is greater than a rolling average of 4.5%, the amount in excess of the County-wide rate of increase shall flow back to the City and County, respectively
- The City will proceed expeditiously to borrow funds to fund projects identified by the CRA board
- The City and County will create a joint interlocal entity to be designated as the CRA Project Review Board, to be composed of four members (two City Commissioners, two County Commissioners). The City and the CRA will agree to submit all projects proposed to be funded by the CRA with estimated project costs in excess of \$500,000 to the Project Review Board. All projects (the cost of which is in excess of \$500,000) will be first approved by a majority vote of the Project Review Board. If such Board cannot reach agreement, the matter would be referred to the City and County Commissions sitting jointly, plus an additional party acceptable to each body
- 30-year term